

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MARCH 8, 2001

Council Chambers 400 Stewart Avenue
Phone 229-6301 TDD 386-9108

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COMMISSIONERS

CRAIG GALATI, CHAIRMAN
RICHARD W. TRUESDELL, VICE CHAIRMAN
MICHAEL BUCKLEY
HANK GORDON
BYRON GOYNES
LANNY L. LITTLEFIELD
STEPHEN QUINN

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the February 8, 2001 Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

3/1/01 3:30 PM

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A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

- A-1. ABEYANCE - A-0005-00(A) - FORT APACHE CONVENIENCE, LIMITED LIABILITY COMPANY** - Petition to Annex property generally located on the northeast corner of Cheyenne Avenue and Fort Apache Road (APN: 138-08-401-029, 030 and 031), containing approximately 2.5 acres of land, Ward 4 (Brown).
- A-2. TM-0007-01 - SPRING MOUNTAIN RANCH - SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY** - Request for a Tentative Map for 394 Units on 63 acres adjacent to the south side of Iron Mountain Road, approximately 1,350 feet west of El Capitan Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre) and R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 6 (Mack).
- A-3. U-0133-99(1) - FARM & ALEXANDER PROPERTIES ON BEHALF OF CITY DEVELOPMENT GROUP** - Request for an Extension of Time of an approved Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 5,532 SQUARE FOOT CONVENIENCE STORE AND FAST FOOD RESTAURANT on the southeast corner of Alexander Road and Tenaya Way (APN: 138-10-501-009), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).
- A-4. U-0134-99(1) - FARM & ALEXANDER PROPERTIES ON BEHALF OF CITY DEVELOPMENT GROUP** - Request for an Extension of Time of an approved Special Use Permit FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on property located on the southeast corner of Alexander Road and Tenaya Way (APN: 138-10-501-009), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).

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A-5. Z-0016-96(3) - H. H. F., INC. - Request for a Reinstatement and Extension of Time of an approved Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: R-PD9 (Residential Planned Development - 9 Units per Acre) on 5.23 Acres on the southwest corner of Gowan Road and Jensen Street, (APN: 138-07-301-006), Ward 4 (Brown).

A-6. Z-0071-98(2) - CRAIG MOORE - Request for a Reinstatement and Extension of Time of an approved Rezoning FROM: R-1 (Single Family Residential) TO: C-1 (Limited Commercial) of 1.74 acres located on the south side of Vegas Drive, approximately 100 feet west of Pyramid Drive (APN: 139-30-501-003), Ward 5 (Weekly).

B. DIRECTOR'S BUSINESS:

B-1. There are no items for consideration at this time.

C. PUBLIC HEARING ITEMS:

C-1. ABEYANCE - U-0196-93(2) - REBEL OIL COMPANY, INC. ON BEHALF OF LAMAR OUTDOOR ADVERTISING COMPANY - Required Two Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 1900 West Sahara Avenue (APN: 162-04-402-007), M (Industrial) Zone, Ward 1 (M. McDonald).

C-2. ABEYANCE - U-0200-00 - RAUL GIL, ET AL - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR FOR THE SALE OF LIQUOR IN CONJUNCTION WITH AN EXISTING RESTAURANT & PROPOSED RESTAURANT ADDITION (CASA DON JUAN) located at 1204 South Main Street (APN's: 162-03-110-103 and 104) C-M (Commercial/Industrial) Zone, Ward 3 (Reese).

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- C-3. **ABEYANCE - V-0086-00 - RAUL GIL, ET AL** - Request for a Variance TO ALLOW 23 PARKING SPACES WHERE 65 SPACES ARE THE MINIMUM REQUIRED at 1204 South Main Street (APN's: 162-03-110-103 and 104), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).
- C-4. **ABEYANCE - RENOTIFICATION - Z-0075-00 - STATE OF NEVADA DEPARTMENT OF TRANSPORTATION ON BEHALF OF CITADEL STORAGE** - Request for a Rezoning FROM: R-1 (Single Family Residential); R-2 (Medium-Low Density Residential); R-3 (Medium Density Residential); R-PD21 (Residential Planned Development - 21 Units per Acre) and C-1 (Limited Commercial) TO: C-1 (Limited Commercial) and C-V (Civic) on 11.47 Acres within airspace beneath the US-95 Freeway between Maryland Parkway and 23rd Street, PROPOSED USE: Mini-Warehouse, Storage and Park Area, Ward 3 (Reese) and Ward 5 (Weekly).
- C-5. **ABEYANCE - RENOTIFICATION - Z-0075-00(1) - STATE OF NEVADA DEPARTMENT OF TRANSPORTATION ON BEHALF OF CITADEL STORAGE** - Request for a Site Development Plan Review FOR A PROPOSED 106,052 SQUARE FOOT MINI-WAREHOUSE FACILITY within airspace beneath the US-95 Freeway, between Maryland Parkway and Bruce Street, R-2 (Medium-Low Density Residential); R-3 (Medium Density Residential); R-PD21 (Residential Planned Development - 21 Units per Acre) and C-1 (Limited Commercial) Zones, PROPOSED: C-1 (Limited Commercial), Ward 5 (Weekly).
- C-6. **ABEYANCE - RENOTIFICATION - U-0163-00 - STATE OF NEVADA DEPARTMENT OF TRANSPORTATION ON BEHALF OF CITADEL STORAGE** - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY within airspace beneath the US-95 Freeway, between Maryland Parkway and 23rd Street, R-2 (Medium-Low Density Residential); R-3 (Medium Density Residential); R-PD21 (Residential Planned Development - 21 Units per Acre) and C-1 (Limited Commercial) Zones proposed C-1 (Limited Commercial), Ward 5 (Weekly).
- C-7. **VAC-0001-01 - PERMA-BILT** - Petition for a Vacation to vacate Right-of-Way Easement Grants generally located on the northeast corner of Gowan Road and Barden Road, Ward 4 (Brown).
- C-8. **U-0025-01 - CREATIONS LOVE, INC.** - Request for a Special Use Permit FOR A RESCUE MISSION/SHELTER FOR THE HOMELESS located at 2528 Fremont Street (APN: 162-01-111-011), C-2 (General Commercial) Zone, Ward 3 (Reese).

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- C-9. **U-0026-01 - THE SOUTHLAND EMPLOYEES TRUST ON BEHALF OF PHILLIP PAINTER** - Request for a Special Use Permit FOR A PROPOSED USED AUTO DEALERSHIP at 3201 North Rancho Drive (APN: 138-12-801-011), C-2 (General Commercial) Zone, Ward 6 (Mack).
- C-10. **SD-0009-01 - THE SOUTHLAND EMPLOYEES TRUST ON BEHALF OF PHILLIP PAINTER** - Request for a Site Development Plan Review FOR A PROPOSED 2,400 SQUARE FOOT USED AUTO DEALERSHIP at 3201 North Rancho Drive (APN: 138-12-801-011), C-2 (General Commercial) Zone, Ward 6 (Mack).
- C-11. **U-0096-00(1) - STEVEN J. WEISS ON BEHALF OF THERESA WEISS** - Required Six Month Review on an approved Special Use Permit which allowed a COMMERCIAL HORSE BOARDING AND TRAINING FACILITY on the northwest corner of Leon Avenue and Rosada Way (APN: 125-36-301-010), R-E (Residence Estates) Zone, Ward 6 (Mack).
- C-12. **Z-0050-81(1) - MARIO AND NORMA QUINONEZ** - Request for a Site Development Plan Review and a Waiver of the Required Landscaping FOR IMPROVEMENTS TO AN EXISTING 1,350 SQUARE FOOT BARBER SHOP located at 2220 East Bonanza Road (APN: 139-35-511-041), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).
- C-13. **Z-0047-98(1) - CARE MERIDIAN** - Request for a Site Development Plan Review FOR A PROPOSED 19,940 SQUARE FOOT CONVALESCENT CARE FACILITY on 5.10 Acres on the north side of Carmen Boulevard, west of Buffalo Drive (APN: 138-28-501-013), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intention to R-2 (Medium-Low Density Residential), Ward 2 (L.B. McDonald).
- C-14. **Z-0092-00(1) - CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 10,738 SQUARE FOOT FIRE STATION located at the northwest corner of Smoke Ranch Road and Torrey Pines Drive (APN: 138-14-402-001), R-E (Residence Estates) Zone under Resolution of Intent to C-V (Civic), Ward 6 (Mack).

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- C-15. **V-0005-01 - SANDRA MORRIS 1990 LIVING TRUST ON BEHALF OF AMERICAN CITY VISTA** - Request for a Variance to allow zero square feet of open space where 296,208 square feet (6.8 ACRES) is THE MINIMUM required on approximately 32 acres located on the northwest corner of the intersection of Washington Avenue and Robin Street (APN: 139-29-612-002), C-PB (Planned Business Park) Zone, PROPOSED: R-3 (Medium Density Residential), Ward 5 (Weekly).
- C-16. **Z-0001-01(1) - SANDRA MORRIS 1990 LIVING TRUST ON BEHALF OF AMERICAN CITY VISTA** - Request for a Site Development Plan Review and a Waiver of the Required Perimeter Landscaping FOR A 409 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 32.5 acres at the northwest corner of the intersection of Washington Avenue and Robin Street (APN: 139-29-612-002), C-PB (Planned Business Park) Zone, PROPOSED: R-3 (Medium Density Residential), Ward 5 (Weekly).
- C-17. **Z-0007-01 - ABEL PARENTE, MARIA PARENTE, PABLO LAIN AND ADRIANA LAIN** - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: P-R (Professional Office and Parking) on 0.14 Acres located at 1501 South Maryland Parkway (APN: 162-02-210-012), PROPOSED USE: Office, Ward 3 (Reese).
- C-18. **Z-0007-01(1) - ABEL PARENTE, MARIA PARENTE, PABLO LAIN AND ADRIANA LAIN** - Request for a Site Development Plan Review FOR A PROPOSED 1,443 SQUARE FOOT OFFICE CONVERSION located at 1501 South Maryland Parkway (APN: 162-02-210-012), R-1 (Single Family Residential) Zone, PROPOSED: P-R (Professional Office and Parking), Ward 3 (Reese).
- C-19. **Z-0008-01 - EVANGELISTA, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-1 (Single Family Residential) TO : P-R (Professional Office and Parking) of 0.24 Acres located at 700 South Seventh Street (APN: 139-34-410-226), PROPOSED USE: PROFESSIONAL OFFICE, Ward 5 (Weekly).
- C-20. **V-0011-01 - EVANGELISTA, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW A 5 FOOT SIDE YARD SETBACK WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 96 FEET located at 700 South Seventh Street (APN: 139-34-410-226), R-1 (Single Family Residential) Zone, PROPOSED: P-R (Professional Office and Parking), Ward 5 (Weekly).

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- C-21. **V-0012-01 - EVANGELISTA, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 11 PARKING SPACES WHERE 22 ARE REQUIRED located at 700 South Seventh Street (APN: 139-34-410-226), R-1 (Single Family Residential) Zone, PROPOSED: P-R (Professional Office and Parking), Ward 5 (Weekly).
- C-22. **Z-0008-01(1) - EVANGELISTA, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 6,555 SQUARE FOOT OFFICE BUILDING located at 700 South Seventh Street (APN: 139-34-410-226), R-1 (Single Family Residential) Zone PROPOSED: P-R (Professional Office and Parking), Ward 5 (Weekly).
- C-23. **Z-0010-01 - CORNERSTONE COMPANY** - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-1 (Limited Commercial) of 0.25 Acres on the northwest corner of Fourth Street and Colorado Avenue (APN: 162-03-110-011), PROPOSED USE: OFFICE BUILDING, Ward 3 (Reese).
- C-24. **Z-0010-01(1) - CORNERSTONE COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 1,746 SQUARE FOOT TEMPORARY OFFICE BUILDING on the northwest corner of Fourth Street and Colorado Avenue (APN: 162-03-110-011), R-4 (High Density Residential) Zone, PROPOSED: C-1 (Limited Commercial), Ward 3 (Reese).
- C-25. **V-0007-01 - CASTELLANOS FAMILY TRUST ON BEHALF OF LA FUENTE, INC.** - Request for a Variance TO ALLOW A PROPOSED PORTE COCHERE ADDITION TO AN EXISTING STRUCTURE (CHEETAH'S) 5 FEET FROM THE FRONT PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED at 2112 Western Avenue (APN: 162-04-302-007), M (Industrial) Zone, Ward 3 (Reese).
- C-26. **SD-0006-01 - CASTELLANOS FAMILY TRUST ON BEHALF OF LA FUENTE, INC.** - Request for a Site Development Plan Review FOR A PROPOSED EXTERIOR REMODEL AND PORTE COCHERE ADDITION TO AN EXISTING BUILDING (CHEETAH'S) on approximately 1.28 acres located at 2112 Western Avenue (APN's: 162-04-302-007 and 162-04-403-001), M (Industrial) Zone, Ward 3 (Reese).

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- C-27. **V-0008-01 - CITY OF LAS VEGAS ON BEHALF OF UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA** - Request for a Variance TO ALLOW FOR A 20 FOOT POLE SIGN WHERE A SECOND SIGN IS NOT PERMITTED ALONG THE SAME STREET FRONTAGE AND WHERE 5 FOOT IS THE MAXIMUM HEIGHT FOR A POLE SIGN located at 1700 Wheeler Peak Street (APN: 139-21-416-011), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).
- C-28. **V-0009-01 - MARTIN & PHYLLIS SCHWARTZ REVOCABLE FAMILY TRUST ON BEHALF OF CHARLESTON RANCHO PLAZA** - Request for a Variance TO ALLOW A 20 FOOT HIGH POLE SIGN WHERE 12 FOOT IS THE MAXIMUM HEIGHT PERMITTED located at 2324 West Charleston Boulevard (APN: 139-32-802-032), C-D (Designed Commercial) Zone, Ward 1 (M. McDonald).
- C-29. **V-0010-01 - 5 STAR PROPERTIES-CHARLESTON & RANCHO ON BEHALF OF UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA** - Request for a Variance TO ALLOW A 20 FOOT HIGH MONUMENT SIGN WHERE 8 FOOT IS THE MAXIMUM HEIGHT PERMITTED located at 2231 West Charleston Boulevard (APN: 162-04-101-002), R-E (RESIDENCE ESTATES) Zone under Resolution of Intent to O (Office) Zone, Ward 1 (M. McDonald).
- D. NON PUBLIC HEARING ITEMS:**
- D-1. **ABEYANCE - SD-0002-01 - CLARK COUNTY SCHOOL DISTRICT** - Request for a Site Development Plan Review FOR A PROPOSED 62,500 SQUARE FOOT ELEMENTARY SCHOOL; AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS on 13.7 acres located at the northeast corner of the intersection of El Campo Grande Avenue and Leon Avenue (APN: 125-25-302-001), C-V (Civic) Zone, Ward 6 (Mack).
- D-2. **TM-0006-01 - AMERICAN CITY VISTA - SANDRA NORRIS 1990 LIVING TRUST** - Request for a Tentative Map for 409 lots on approximately 32 acres on the northwest corner of the intersection of Washington Avenue and Robin Street (APN: 139-29-612-002), C-PB (Planned Business Park) Zone, [PROPOSED: R-3 (Medium Density Residential)], Ward 5 (Weekly).

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- D-3. **SD-0005-01 - ECHOES OF FAITH** - Request for a Site Development Plan Review FOR TWO PROPOSED BUILDINGS CONTAINING OFFICE/MEETING ROOMS IN CONJUNCTION WITH AN EXISTING CHURCH on 4.25 acres at 1401 East Washington Avenue (APN: 139-26-201-013), C-V (Civic) Zone, Ward 5 (Weekly).
- D-4. **Z-0033-97(21) - PERMA-BILT ON BEHALF OF JOHN LAING HOMES** - Request for a Site Development Plan Review FOR A PROPOSED 278 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 22.47 acres on the northwest corner of Gowan Road and Shadow Peak Street (APN: 137-12-601-001, portion of 137-12-601-014), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), **Ward 6 (Mack)**.
- D-5. **Z-0105-97(5) - AREEJH INVESTMENTS CORPORATION ON BEHALF OF EQUITABLE DEVELOPMENT CORPORATION OF NEVADA, INC.** - Request for a Site Development Plan Review FOR MODIFICATIONS TO AN APPROVED 10-THEATER MOVIE COMPLEX, RETAIL SHOPS, PROFESSIONAL OFFICE SPACE, RESTAURANT PAD, AND A 5-LEVEL PARKING GARAGE located north of Washington Avenue, approximately 575 feet east of Lamb Boulevard (APN: 140-29-212-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).
- D-6. **Z-0024-99(21) - STANPARK CONSTRUCTION COMPANY, INC.** - Request for a Minor Modification to the Lone Mountain West Development Master Plan to amend subsections 3.6.1(i & l), 3.6.2(e), and 3.12(g) regarding retaining wall height and spacing, PD (Planned Development) Zone, Ward 4 (Brown).

E. CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.